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**STATE OF WASHINGTON
DEPARTMENT OF FINANCIAL INSTITUTIONS
SECURITIES DIVISION**

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IN THE MATTER OF DETERMINING
Whether there has been a violation
of the Escrow Agent Registration Act by:

FITTS ESCROW COMPANY and DONALD
EMMETT FITTS
Respondents

Order Number S-04-049-04-CO01

CONSENT ORDER PROHIBITING
PARTICIPATION IN THE ESCROW
INDUSTRY, IMPOSING FINES AND
VACATING ORDER NUMBER S-04-049-04-
SC01

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Pursuant to the Escrow Agent Registration Act, RCW 18.44, the Securities Division of the Department of Financial Institutions (“Securities Division”) and Respondents, Fitts Escrow Company and Donald Emmett Fitts, do hereby enter into this CONSENT ORDER in settlement of the matters alleged herein. The Tentative Findings of Fact or Conclusions of Law set forth in Statement of Charges, Order Number S-04-049-04-SC01, are incorporated by reference into this Consent Order.

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CONSENT ORDER

Based upon the foregoing:

IT IS AGREED AND ORDERED that Respondents, Fitts Escrow Company and Donald Emmett Fitts, and their agents and employees each shall cease and desist from participating in the escrow industry or performing escrow activities for compensation in this state.

IT IS FURTHER AGREED AND ORDERED that, in consideration of the settlement of this matter, Respondents, Fitts Escrow Company and Donald Emmett Fitts, shall each pay a fine of \$250 prior to the entry of this Order.

1 IT IS FURTHER AGREED AND ORDERED that Respondents, Fitts Escrow Company and
2 Donald Emmett Fitts, shall each be subject to an additional fine of \$375. That fine shall be suspended,
3 provided the Respondents shall each comply with the provisions of this Order. If this Order is violated,
4 the additional fine shall become immediately due and payable.

5 IT IS FURTHER AGREED that the Securities Division has jurisdiction to enter this Order.

6 IT IS FURTHER AGREED that in consideration of the foregoing, Respondents, Fitts Escrow
7 Company and Donald Emmett Fitts, each withdraw their request for an adjudicative hearing and waive
8 their rights to a hearing on this matter and to judicial review of this Order. In consideration of the
9 foregoing, the Securities Division hereby vacates the Statement of Charges, Order Number S-04-049-04-
10 SC01, except to the extent that the findings and conclusions in that Order have been incorporated herein.

11 SIGNED this 23rd day of June, 2004

12 Signed by:

13 Fitts Escrow Company

14 By _____ //s/// _____
15 Donald Emmett Fitts, President

16 Signed by:

17 _____ //s/// _____
18 Donald Emmett Fitts, individually

SIGNED and ENTERED this 12th day of July, 2004



MICHAEL E. STEVENSON
Securities Administrator

Approved by:

Presented by:



Martin Cordell
Chief of Enforcement



Janet So
Financial Legal Examiner